



MEDICAL CENTER OF THE AMERICAS

EL PASO, TEXAS



SMARTCODE - TITLE 21 APPLICATION

JUNE 2011 - REVISED AREA

TABLE OF CONTENTS

TABLE OF CONTENTS 2

EXISTING SITE AERIAL 3

SITE PLAN 4

EXISTING ZONING 5

COMMUNITY TYPE 6

TRANSECT ZONE ALLOCATION 7

CIVIC SPACES 8

THOROUGHFARE NETWORK 9

BLOCK PERIMETER. 10

THOROUGHFARE ASSEMBLIES 11

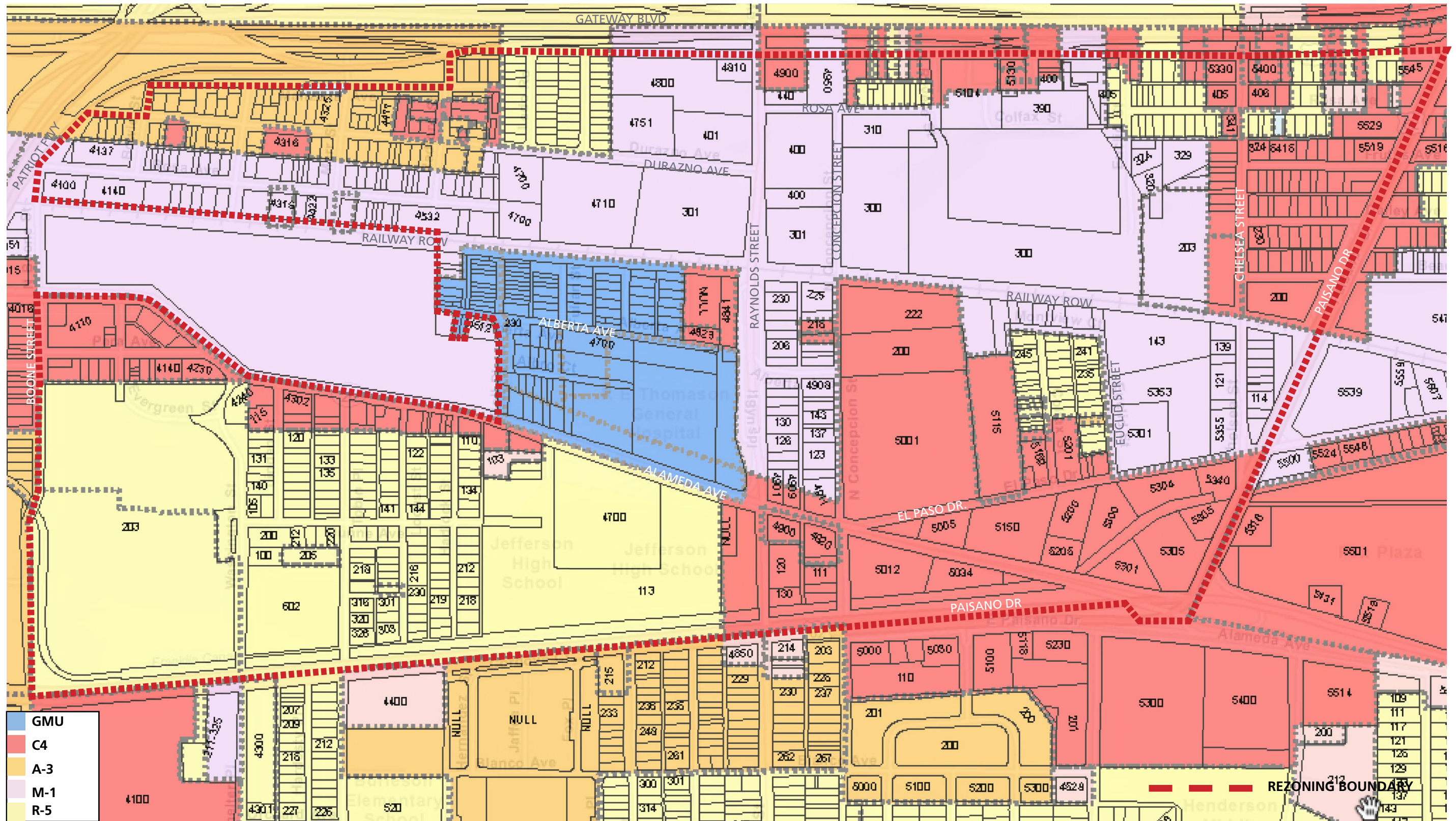
SPECIAL REQUIREMENTS 13

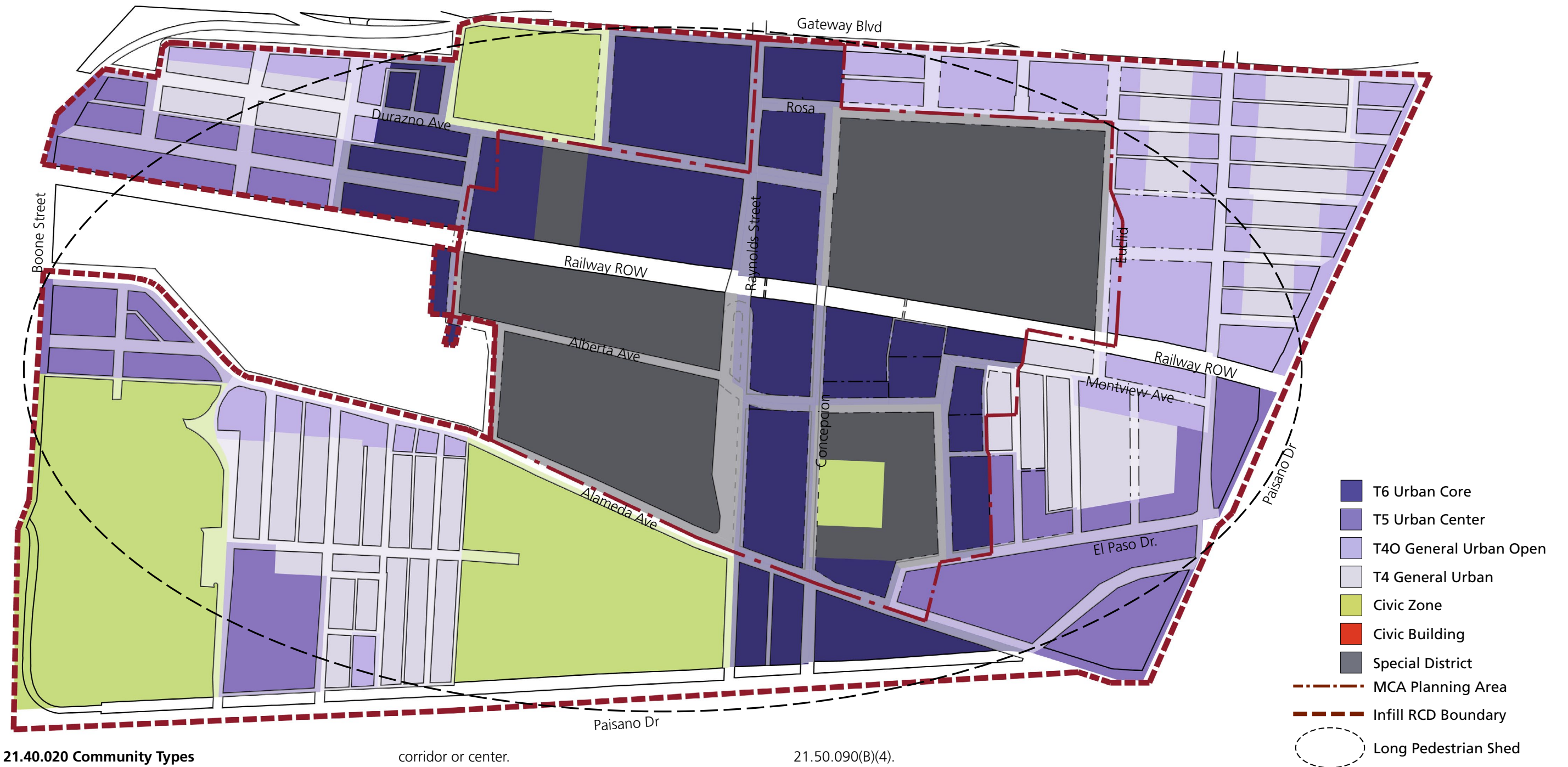




MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS
 SMARTCODE - ARTICLE 4 APPLICATION

SITE PLAN
 SCALE 1" = 500'





21.40.020 Community Types

C. Infill RCD (Regional Center Development)

1. An Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use

corridor or center.

2. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

D. Infill TOD (Transit-Oriented Development)

1. Any Infill TND or Infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section

21.50.090(B)(4).

RCD Community Boundary Area = 406.9 acres
MCA Planning Area = 132 acres



20.40.030 Transect Zones

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

21.80.170 Table 14 Requirements for a RCD:

T6 = 40 - 60%
T5 = 10 - 30%
T4O = 50% max.
T4 = 10 - 30%

Recommended allocations. Not required for Chapter 20.40 Application.

Transect Areas extend to centerline of the thoroughfares

INFILL RCD TRANSECT ALLOCATIONS

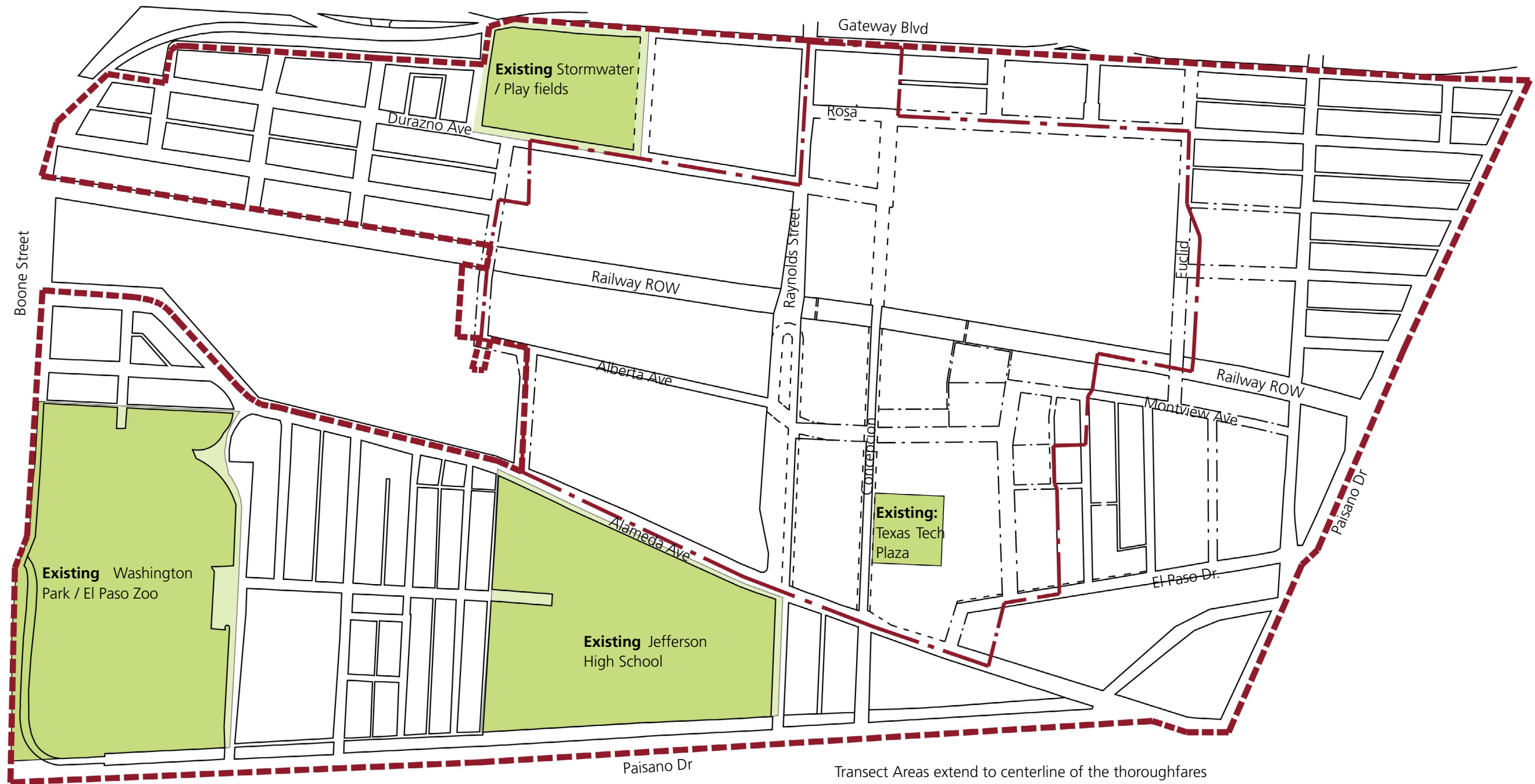
T6	T5	T4O	T4	SD	Civic	Total
77.4	54.7	47.9	54.4	73.6	72.5	384.6*
20.1%	14.2%	12.5%	14.1%	18.1%	18.9%	100%

*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

MCA TRANSECT ALLOCATIONS

T6	T5	T4	SD	Civic	Total
44.5	1.0	0.8	73.6	2.3	130.7*
34.0%	.8%	0.6%	56.3%	1.8%	100%

*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.



21.40.040 Civic Zones

A. General

1. Infill Plans should designate civic space zones (CS) and civic building zones (CB).
2. A civic zone may be permitted if it does not occupy more than 20% of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.40.050.
3. Parking for civic zones shall be calculated per the stan-

dards of Chapter 20.14 and Appendix C of this code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.

B. Civic Space Zones (CS)

1. Civic spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adja-

cent Transect Areas extend to centerline of the thoroughfares

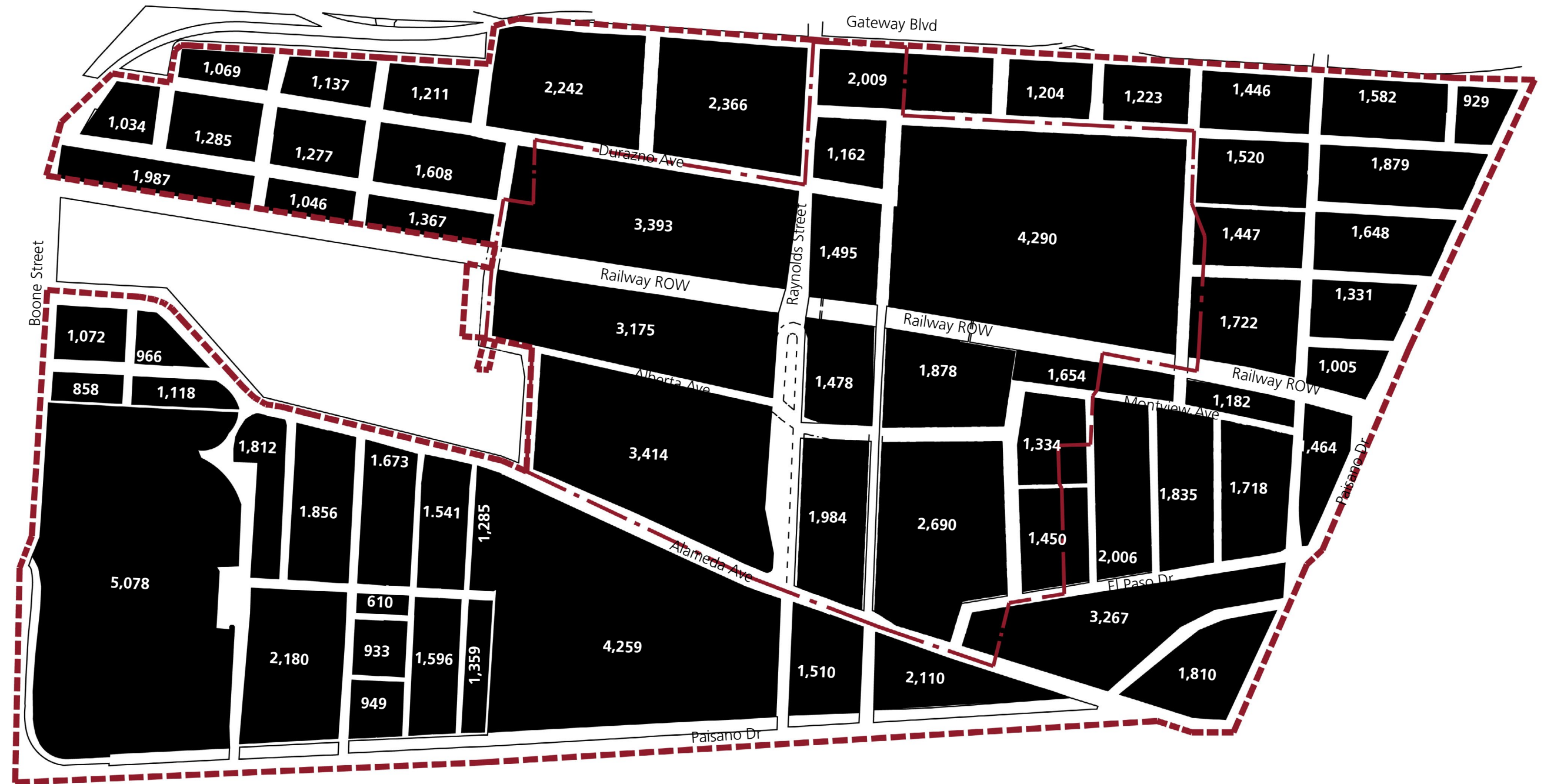
cent Transect Zone in a process of public consultation subject to the approval of the City Council.

C. Civic Building Zones (CB)

1. Civic buildings shall be permitted on civic zones reserved in the infill regulating plan.
2. Civic buildings shall be subject to the requirements of Chapter 21.50.

- Civic Zone
- MCA Planning Area
- Infill RCD Boundary

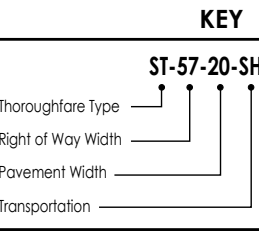




21.10.040 Infill Regulating Plans shall consist of one or more maps showing the following:

B.2.b.(3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);





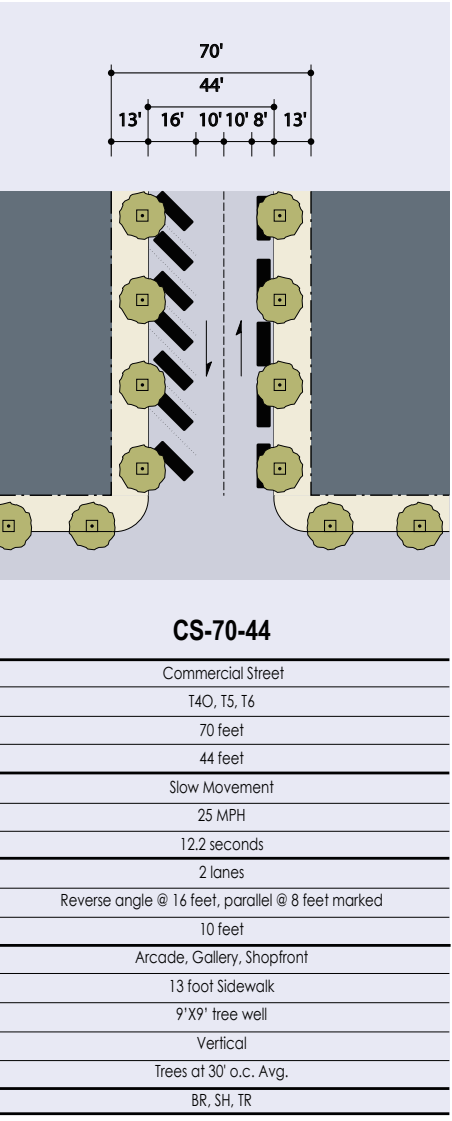
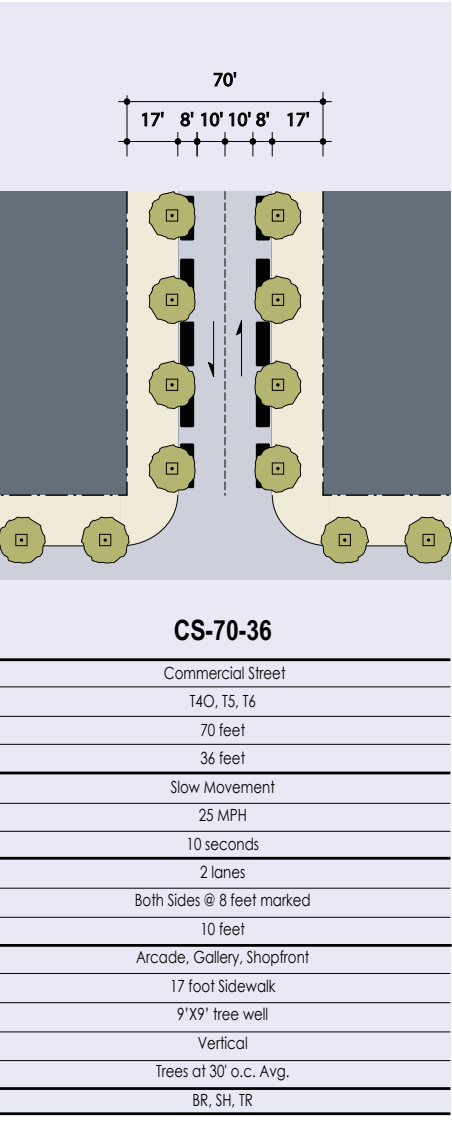
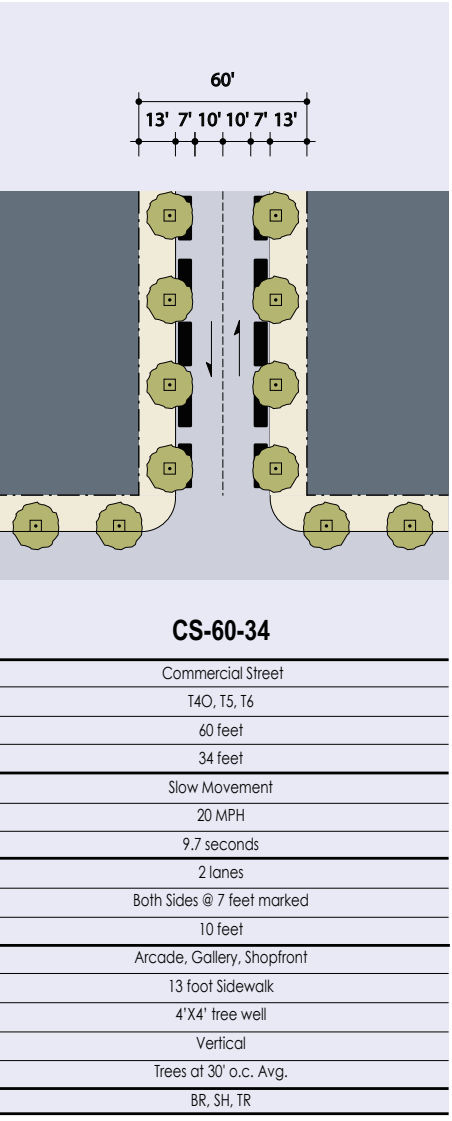
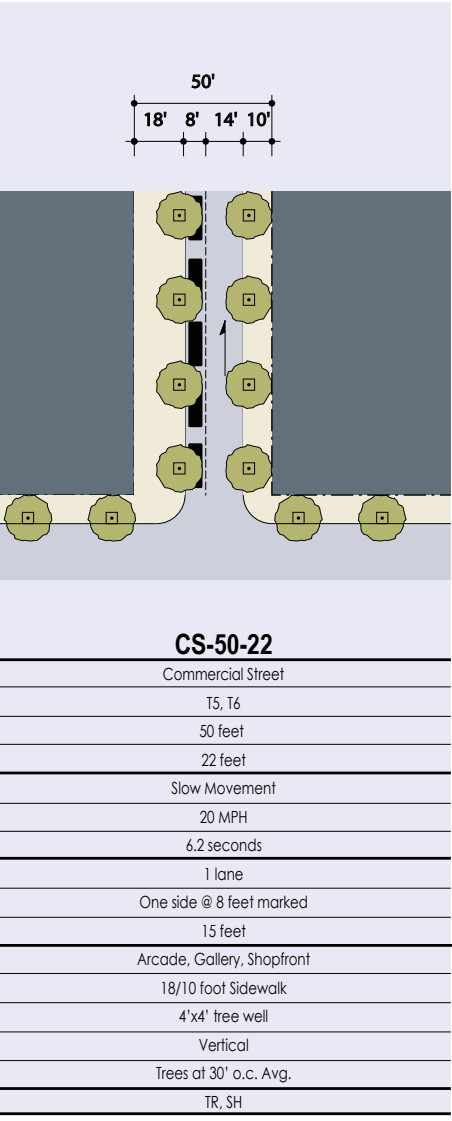
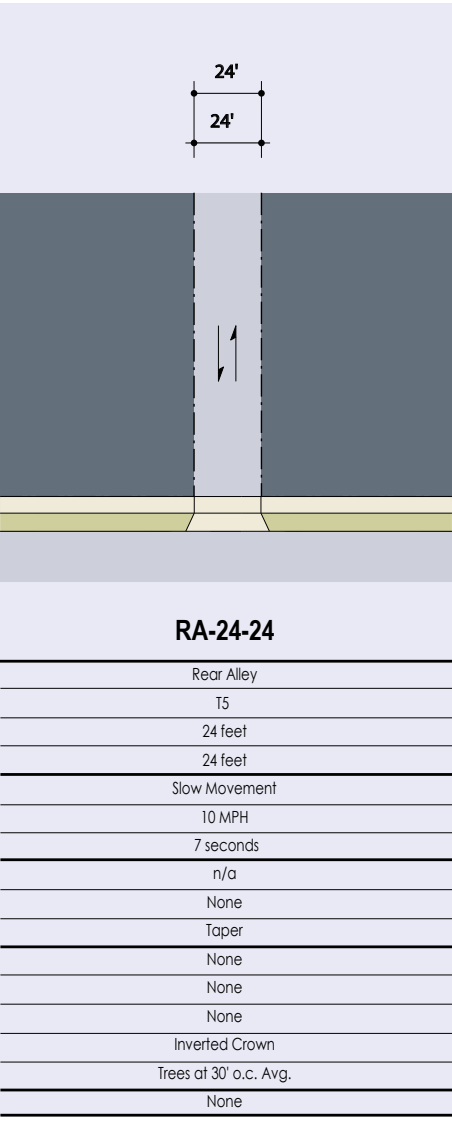
THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL

TRANSPORTATION TYPE

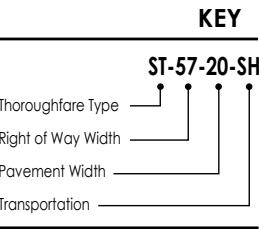
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



AV-75-44 or CS-70-36(+5)
CS-60-34

AV-75-40*



- THOROUGHFARE TYPES
- Boulevard:

Avenue:

Commercial Street:

Street:

Road:

Rear Alley:

Rear Lane:
- BV

AV

CS

ST

RD

RA

RL
- TRANSPORTATION TYPE
- Bicycle Lane:

Bicycle Trail:

Bicycle Route:

Sharrow:

Path:

Transit Route:
- BL

BT

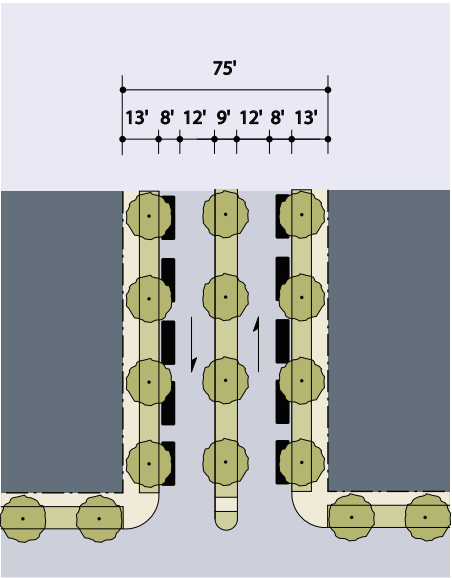
BR

SH

PT

TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



AV-75-40
Avenue
T3, T4, T5
75 feet
40 feet
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds
2 lanes
Both Side @ 8 feet marked
10 feet
ST, FC, DY/LC, PF
6 foot Sidewalk
7 foot Continuous planter
Curb or Swale *
Trees at 30' o.c. Avg.
BR, TR



20.40.070 Special Requirements

A. An infill community plan may designate any of the following special requirements:

1. A differentiation of the thoroughfares as A-Grid and B-Grid.

3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns.

Required Gallery

B-Street

